

APPENDIX A

A certain parcel of land situated in the Town of Lexington, Middlesex County, Massachusetts (the "Premises") bounded and described as follows:

Beginning at a point on the northerly sideline of Hayden Avenue ("Hayden Avenue") in the Town of Lexington, Middlesex County, Massachusetts, at the southwesterly corner of the premises described herein where those premises abut land now or formerly owned by Ledgemont Research; thence running,

N 20° 39' 20" E	A distance of One Hundred Ninety and Thirty-Nine Hundredths feet (190.39') to a point;
N 39° 02' 20" E	Fourteen and Eighty Hundredths feet (14.80') to a point; thence
N 09° 06' 57" E	Forty-Four and Ninety-Three Hundredths feet (44.93') to a point; thence
N 18° 22' 40" W	Forty-Three and Sixty Hundredths feet (43.60') to a point; thence
N 28° 32' 20" E	One Hundred Thirty-Six and Sixty-Three Hundredths feet (136.63') feet to a point; thence
N 26° 22' 20" E	One Hundred Nine and Sixty-Seven Hundredths feet (109.67') to a point; thence
N 21° 22' 00" E	Sixty-Six and Ninety-Nine Hundredths feet (66.99') to a point; thence
S 89° 21' 00" E	Fifty-Eight and Fifty Hundredths feet (58.50') to a point. Thence
S 84° 23' 31" E	Eighty-Five and Fourteen Hundredths feet (85.14') to a point; thence
N 16° 00' 59" W	Fifty-Nine and Fifty-Three Hundredths feet (59.53') to a point; thence
N 05° 44' 47" W	Seventy-Seven and Ninety Hundredths feet (77.90') to a point; thence
N 10° 19' 12" W	One Hundred Five and Thirty-Eight Hundredths feet (105.38') to a point; thence
N 18° 18' 16" W	Forty and Eighty-Four Hundredths feet (40.84') to a point; thence
N 21° 23' 41" W	Thirteen and Seventy-Three Hundredths feet (13.73') to a point; thence
S 53° 08' 08" E	Two Hundred Forty-Nine and Fifty-One Hundredths feet (249.51') to a point; thence

EASTERLY	Along the arc of a curve having a radius of Three Thousand Nine Hundred Thirty and no Hundredths feet (3,930.00'), a length of One Hundred Eighty-Nine and Forty-One Hundredths feet (189.41') to a point; thence
S 87° 36' 20" E	One Thousand Three Hundred Ninety-Five and Fifty-Nine Hundredths feet (1,395.59') to a point; thence
EASTERLY, NORTHEASTERLY	Along the arc of a curve having a radius of One Hundred Thirty-Five and no Hundredths feet (135.00'), a length of Fifty Eight and Ninety Hundredths feet (58.90') to a point; thence
N 67° 23' 52" E	One Hundred Forty-Six and Eighty-Nine Hundredths feet (146.89') to a point; thence
S 03° 52' 06" E	One Hundred Eleven and Twenty-Five Hundredths feet (111.25') to a point; thence
S 44° 07' 54" W	Five Hundred Sixty-One and Nineteen Hundredths feet (561.19') to a point; thence
S 22° 29' 38" E	Four Hundred Thirty-Five and Seventy-Five Hundredths feet (435.76') to a point; thence
WESTERLY	Along the arc of a curve having a radius of Nine Hundred Eighty-Five and no Hundredths feet (985.00'), a length of Twelve and Eleven Hundredths feet (12.11') to a point; thence
N 87° 36' 20" W	One Thousand Three Hundred Ninety-Five and Sixty Hundredths feet (1,395.60') to a point; thence
WESTERLY, NORTHWESTERLY	Along the arc of a curve having a radius of Four Thousand Seven Hundred Eighty and no Hundredths feet (4,780.00'), a length of Two Hundred Fifty-Two and Fifty-Five Hundredths feet (252.55'), to a point; thence
NORTHWESTERLY	Along the arc of a curve having a radius of Seven Hundred Eighty-Five and no Hundredths feet (785.00'), a length of Four Hundred Twenty-Eight and Seventy-Seven Hundredths feet (428.77') to the point of beginning.

Comprising 37± acres of land, more or less; all such distances being approximate.